

025174

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT BIZIER CONSTRUCTION, INC., a corporation organized and existing under the laws of the State of Maine, and having a place of business at Winslow, in the County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration paid by

GREGORY W. FLETCHER and MARY Y. FLETCHER, husband and wife,
of Wilton, in the State of New Hampshire

the receipt whereof it does hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

GREGORY W. FLETCHER and MARY Y. FLETCHER, as joint tenants and not tenants in common their heirs and assigns, forever.

A certain lot or parcel of land in WATERVILLE, County of Kennebec and State of Maine, located on the intersection of Pleasant Hill Drive and Penny Lane, bounded and described as follows:

Beginning at an iron pin marking the most Westerly point of Lot 49: thence heading N 66 degrees 47' 00" E 139.63' (One Hundred Thirty-Nine and Sixty-Three Hundredths Feet) along Penny Lane right-of-way of to an iron pin marking the most Northerly point of said Lot 49: thence heading S 26 degrees 59' 51" E 200.00' (Two Hundred and No One Hundredths Feet) along Lot 48 to an iron pin marking the most Easterly point of said Lot 49; thence heading S 66 degrees 47' 00" W 156.22' (One Hundred Fifty-Six and Twenty-Two Hundredths Feet) along Lot 50 to an iron pin marking the most Southerly point of said Lot 49; thence heading along curved Pleasant Hill Drive right-of-way 123.18 (One Hundred Twenty-Three and Eighteen Hundredths Feet) to an iron pin marking the end of curve. Curve radius 250.00' (Two Hundred Fifty and No One Hundredths Feet) on property line. Thence heading N 09 degrees 45' 58" W 54.54' (Fifty-Four and Fifty-Four One Hundredths Feet) along Pleasant Hill Drive right-of-way to beginning pin.

The above description meaning and intending to describe Lot 49 as per recorded subdivision plan dated June 22, 1977 in the Kennebec Registry of Deeds File Number D76115 as revised in Plan recorded in Kennebec County Registry of Deeds File No. D77074.

This conveyance is made subject to all restrictions and covenants of record including those required by an Order of the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575 Page 93. Meaning and intending to convey the same premises described in a deed from James A. McBrady to Bizier Construction, Inc. dated April 12, 1988 and recorded April 12, 1988 in Kennebec Registry of Deeds Book 3329 Page 305.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GREGORY W. FLETCHER and MARY Y. FLETCHER, their heirs and assigns, to them and their use and behoof forever.

AND it does COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforementioned, that it does have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said BIZIER CONSTRUCTION, INC. has caused this instrument to be sealed with its corporate seal and

TRANSFER
TAX
PAID

67-19

signed in its corporate name by Leonce R. Bizier, its President,
duly authorized, this ^{21st} day of October,
1988.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BIZIER CONSTRUCTION, INC.

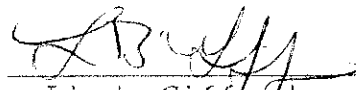
BY: 

ITS President

STATE OF MAINE, Kennebec, ss. October 21, 1988

Then personally appeared the above named Leonce R. Bizier,
President of said Grantor Corporation as aforesaid and
acknowledged the foregoing instrument to be his free act and deed
in his said capacity, and the free act and deed of said
Corporation.

Before me,



Linda Gifford

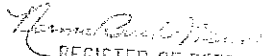
Notary Public

Attorney at Law



RECEIVED KENNEBEC SS.

1988 OCT 24 AM 9:00

ATTEST: 
REGISTER OF DEEDS

LINDA B. GIFFORD
MY COMMISSION EXPIRES
NOVEMBER 5, 1989